This instrument prepared by:
Angela M. Playle, Esq.
MedCap Properties/HCPI
3100 West End Ave., Suite 800
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 10/01/04 14:05 3pgs
Fees:18.00 Taxes:9897.50
20041001-0118652

Address New Owner:	Send Tax Bills To:	Map Parcel #:
Summit Management Services, LLC Attn: William DuGan 3939 Central Pike Hermitage, TN 37076	Same	086-00-0-333

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that HCPI/Tennessee, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of one dollar and other valuable consideration, receipt of which is acknowledged, hereby CONVEYS AND WARRANTS against all persons claiming by, through or under Grantor but not otherwise to Summit Management Services, LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns, the following described real estate together with all improvements thereon and appurtenances located in Davidson County, State of Tennessee to-wit:

TRACT NO. I:
Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Donelson Family Practice, of record in Book 7900 page 744, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to HCPI/Tennessee, LLC, a Delaware limited liability company, by deed from Medical Office Buildings of Tennessee, LLC of record as Instrument #20031008-0149359 Register's Office for Davidson County, TN.

TRACT NO. II:
Easement over the 40 foot public utility, drainage and joint access easement as shown on the plan of Donelson Family Practice of record in Book 7900 Page 744, Register's Office for Davidson Co., TN.

To have and to hold TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

SUBJECT TO ALL MATTERS OF RECORD and any facts, rights, interests, or claims not shown by the public records but which would be ascertained by an inspection of the property or an accurate survey.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of September, 2004.

HCPI/TENNESSEE, LLC, a
Delaware limited liability company

By: _____
Charles A. Elcan
Executive Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me on the 30th day of September, 2004, by Charles A. Elcan, as Executive Vice President of HCPI/Tennessee, LLC, a Delaware limited liability company, on behalf of said limited liability company.

ANGELA McKINNEY PLAYLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Angela McKinney Playle
Notary Public, State of Tennessee

Angela McKinney Playle
Printed Name

My commission expires: My Commission Expires SEPT. 24, 2005

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $2,675,000.00.

AFFIANT

Subscribed and sworn to before me, this date:
September 30, 2004

Angela McKinney Playle
Notary Public

Commission Expires: My Commission Expires SEPT. 24, 2005

ANGELA McKINNEY PLAYLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.